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# SUBDIVISION COMMITTEE AGENDA

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MARCH 14, 2019  
9:00 A.M.

PLANNING AND BUILDING SERVICES  
860 NORTH BUSH STREET, UKIAH – MULTIPURPOSE ROOM

## ORDER OF AGENDA

### 1. ROLL CALL

### 2. BOUNDARY LINE ADJUSTMENTS

#### 2a. CASE#: B\_2019-0001

**DATE FILED:** 1/7/2019

**OWNER/APPLICANT:** CHRISTOPHER GARLINGTON

**REQUEST:** Boundary Line Adjustment to transfer 1.21± acres from Parcel 1 (APN: 046-031-37) to Parcel 2 (APN: 046-031-38). Parcel 1 will decrease to 20.53± acres and Parcel 2 will increase to 32.61± acres.

**LOCATION:** 1.8± miles southeast of the community of Philo on the east side of Vista Ranch Road (Private), 0.25± miles northeast of its intersection with County Road 151, located at 6721 and 6731 Vista Ranch Rd., Boonville (APNs: 046-031-37, -38).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** RUSSELL FORD

#### 2b. CASE#: B\_2019-0003

**DATE FILED:** 2/5/2019

**OWNER/APPLICANT:** DANIEL CROFOOT

**AGENT:** JIM RONCO

**REQUEST:** Boundary Line Adjustment to reconfigure the boundaries between three existing parcels. Parcel 1 (APN: 106-141-09) will increase from 0.3± acres to 40± acres, Parcel 2 (APNs: 106-141-20, 106-144-11) will decrease from 317.5± acres to 42± acres, and Parcel 3 (APN: 106-141-04) will increase from 40± acres to 275± acres.

**LOCATION:** 6.75± miles west of the community of Redwood Valley on both sides of Reeves Canyon Road (CR 219), 5.5± miles west of its intersection with US 101, located at 5690 Reeves Canyon Rd., Redwood Valley. (APNs: 106-141-09, -04, -20, & 106-144-11).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** RUSSELL FORD

#### 2c. CASE#: B\_2019-0004

**DATE FILED:** 2/8/2019

**OWNER:** JOANNE DART AND FREEMAN STEVENS

**APPLICANT/AGENT:** SABRINA PORTER

**REQUEST:** Boundary Line Adjustment to adjust the boundaries between three existing parcels. Parcel 1 (APN: 046-222-05, & -14) will decrease to 163.42± acres, Parcel 2 (APN: 046-222-24) will decrease to 11± acres, and Parcel 3 (APNs: 046-221-21, & -24) will increase to 184± acres.

**LOCATION:** 4± miles southwest of the City of Ukiah on the north side of Robinson Creek Road (CR 125), 1.5± miles west of its intersection with State Route 253 (SR 253), located at 3950, 4151, 4160 and 4620 Robinson Creek Rd., Ukiah (APNs: 046-222-05, -14, -24, 046-221-21, & -25).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** RUSSELL FORD



**2d. CASE#:** B\_2019-0005  
**DATE FILED:** 2/12/2019  
**OWNER/APPLICANT:** BRIAN MANN  
**REQUEST:** Boundary Line Adjustment to swap 60 sq. ft. between Parcel 1 (APN: 019-401-07) and Parcel 2 (019-401-06) to locate the existing well for Parcel 1 within its own boundaries.  
**LOCATION:** 3± miles southeast of the City of Fort Bragg on the west side of Redwood Springs Drive (CR 561), 0.5± miles north of its intersection with Simpson Lane (CR 414), located at 17500 Redwood Springs Dr., Fort Bragg (APNs: 019-401-06 & -07).  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**STAFF PLANNER:** RUSSELL FORD

**2e. CASE#:** B\_2019-0006  
**DATE FILED:** 2/15/2019  
**OWNER:** DEAN & SHARON BAUMAN AND MONIQUE JANSMA AND TIMOTHY & KATHLEEN KOPP  
**APPLICANT/AGENT:** BROOKTRAILS TOWNSHIP CSD  
**REQUEST:** Brooktrails Merger 2018, Group 4. Merge 3 groups of 2 lots into 3 individual lots in various locations throughout Brooktrails Vacation Village.  
**LOCATION:** Various locations throughout Brooktrails Vacation Village.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**STAFF PLANNER:** RUSSELL FORD

### 3. MINOR SUBDIVISIONS

None

### 4. MATTERS FROM STAFF

**4a.** Informational update of condition determination for B\_2018-0022

### 5. ADJOURNMENT

#### ADJOURNMENT/APEAL PROCESS FOR BOUNDARY LINE ADJUSTMENT

Applicants or other persons who are dissatisfied with a decision of the Subdivision Committee for a Boundary Line Adjustment may appeal the action to the Planning Commission. An appeal must be made in writing along with the applicable fee to the Department of Planning and Building Services within 10 days of the Committee's decision. The appeal issue will be placed on the next available Planning Commission agenda, and the appellant will be notified of the time and date. Appeals to the Commission do not necessarily guarantee that the Committee's decision will be overturned. In some cases, the Commission may not have the legal authority to overturn the decision of the Committee.

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at [www.co.mendocino.ca.us/planning](http://www.co.mendocino.ca.us/planning). Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

<http://www.mendocinocounty.org/pbs>